VILLAGE OF CAYUGA HEIGHTS
836 HANSHAW ROAD · ITHACA · NY · 14850
(607) 257-1238 · FAX: (607) 257-4910

ZONING OFFICER'S REPORT

DATE: December 23, 2025

TO: **ZONING BOARD OF APPEALS**

FROM: Brent A. Cross, Zoning Officer

RE: 17 Parkway Place

REPORT: An application to install a new 6' high fence at the above referenced address has been denied. The fence is proposed to be located at 4' to the side property line (closest point), which is less than the 15' required by the Village of Cayuga Heights Zoning Ordinance Section 305-19.A.2: Setbacks in a Residence District. It should be noted that this fence is proposed to be in the same location as a previous fence that has been removed.

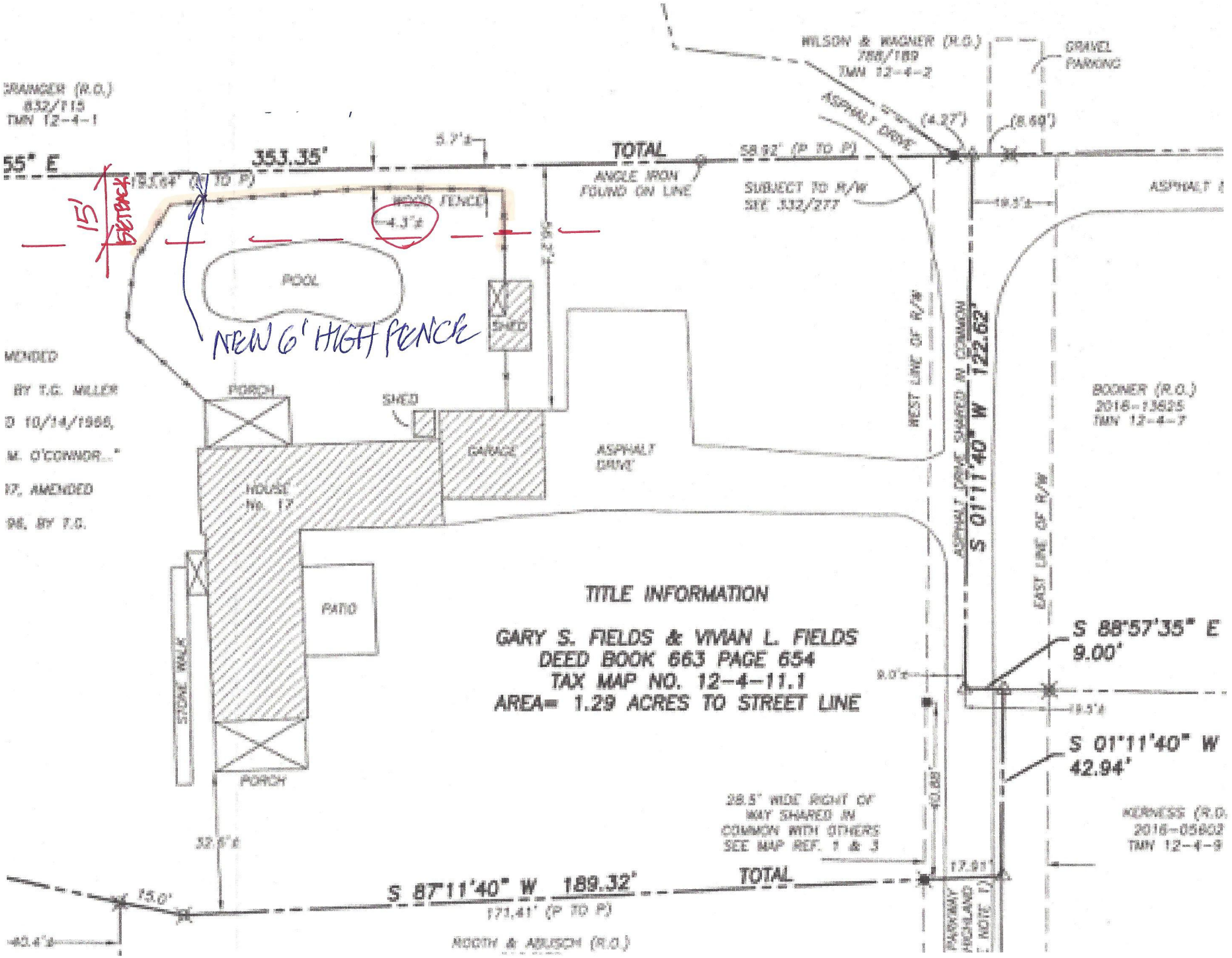
The applicant (owner) wishes to seek a variance to allow the proposed project to be built as proposed. Therefore, a public hearing will be held in person at Marcham Hall, 836 Hanshaw Road on January 5, 2026 @ 7:00 pm to hear comments on the proposed project.

Additional detailed information can be found on the Village website:
www.cayugaheights.gov under the "Department" pull down menu and "ZBA" link.
The meeting can be viewed virtually at Zoom Meeting #411 842 5407 passcode #VCH836

The following properties are located within 200' and will receive this notice by mail:

12-2-6: Alan Biloski, 506 Highland Road
12-2-7:Eric Siggia & Susan Buck-Morss, 107 Hillside Drive
12-4-1: Brad & Mary Grainger, 421 Highland Road
1-4-2: Stephen Wilson & Gail Wagner, 105 Iroquois Road
12-4-5: Peter & Dorothy McClelland, 114 The Parkway
12-4-6: Shirley Samuels, 112 The Parkway
12-4-7: Elizabeth Bodner, 110 The Parkway
12-4-8: William Powers, 106 The Parkway
12-4-9: Nicole Kerness, 1 Parkway Place
12-4-10.4: George Katsarkes, 413 Highland Road
12-4-10.2: Kevin & Joy O'Connor, 9 Parkway Place
12-4-11.1: Nathan& Christiana Goldman, 17 Parkway Place
12-4-11.2: Dorit Abusch, 5 Parkway Place
12-5-1: Carol Warshawsky, 104 The Parkway
13-3-1: Andrew Epstein, 422 Highland Road
13-3-2: Brent & Alison Lemberg, 416 Highland Road

Enclosure: Partial Survey Map
File: ZR010526goldman.docx


WILSON & WAGNER (R.O.)
788/188
TMN 12-4-2
GRAVEL PARKING
ASPHALT DRIVE
(4.27')
(8.69')
55° E
353.35'
5.7'±
TOTAL
58.92' (P TO P)
ANGLE IRON FOUND ON LINE
SUBJECT TO R/W SEE 332/277
15' SETBACK
193.84' (P TO P)
WOOD FENCE
4.3'±
POOL
SHED
NEW 6' HIGH FENCE
WEST LINE OF R/W
ASPHALT DRIVE SHARED IN COMMON
S 01°11'40" W 122.62'
BOONER (R.O.)
2016-13625
TMN 12-4-7
MENDED
BY T.C. MILLER
D 10/14/1988,
M. O'CONNOR..."
17, AMENDED
98, BY T.C.
PORCH
SHED
GARAGE
ASPHALT DRIVE
HOUSE No. 17
PATIO
STONE WALK
PORCH
EAST LINE OF R/W
TITLE INFORMATION
GARY S. FIELDS & VIVIAN L. FIELDS
DEED BOOK 663 PAGE 654
TAX MAP NO. 12-4-11.1
AREA= 1.29 ACRES TO STREET LINE
S 88°57'35" E
9.00'
9.0'±
S 01°11'40" W
42.94'
28.5' WIDE RIGHT OF WAY SHARED IN COMMON WITH OTHERS SEE MAP REF. 1 & 3
40.88'
17.91'
KERNESS (R.O.)
2016-05802
TMN 12-4-9
32.6'±
15.0'
S 87°11'40" W 189.32'
171.41' (P TO P)
TOTAL
PARKWAY HIGHLAND (NOTE 1)
40.4'±
ROOTH & ABUSCH (R.O.)

Village of Cayuga Heights
Zoning Board of Appeals
Application Form

ZBA Application Fee: $100

Check All That Apply:

X **Area Variance**

___ **Use Variance**

___ **Interpretation Request**

For Office Use Only
Date Received _____
Cash or Check _____
Zoning District RESIDENCE
Applicable Section(s) of Village Code:
§ 305-19.A.2

Property address: 17 PARKWAY PLACE Tax parcel: 12-4-11.1

Zoning Officer's determination: 6' HIGH FENCE @ 4.3' FROM SIDE PROPERTY LINE IS LESS THAN 15' MIN. ALLOWED

Requested variance or interpretation: We would like to have a 6 foot privacy fence where the Existing fence once stood.

Reason(s) that the requested variance or interpretation should be granted:
▫ See attached page for the criteria that the ZBA must use. ▫ Use additional sheets if necessary.

X We are replacing a preexisting 7 foot wooden privacy fence that was broken and Falling down onto neighboring properties. This fence is surrounding our pool and only limits The view of our neighbors directly into our pool. No other views are blocked. The new fence is 6 feet tall, aluminum privacy that matches the color of original Wrought iron on our 1944 residence.

Please attach any additional information that will help the ZBA to evaluate your appeal, such as a narrative, survey map, photos, building plans, etc.

By filing this application, you grant permission for Village of Cayuga Heights ZBA Members and Village Staff to enter your property for inspections related to your appeal.

X Owner/Applicant: Christiana Goldman

Signature: _____ Date: 12/20/2025

Phone number(s): 9068692699

Email address: Nj.ck.goldman@gmail.com

Village of Cayuga Heights

MARCHAM HALL
836 HANSHAW ROAD
ITHACA, N.Y. 14850

Telephone
607-257-1238

Office Hours
9 A.M. - 4 P.M.

NOTICE OF DENIED APPLICATION

DATE: DECEMBER 19, 2025

TO: CHRISTIANA GOLDMAN

FROM: Brent Cross, Zoning Officer

PROJECT: 6' HIGH REPLACEMENT FENCE

ADDRESS: 17 PARKWAY PLACE TAX PARCEL NO.: 12-4-11.1

The application for a Zoning Permit for the above referenced project has been denied. According to the documents provided, the proposed project will not comply with the following section(s) of the Village of Cayuga Heights Zoning Ordinance:

1. DISTRICT (LOCATION) RESIDENCE DISTRICT
2. ALLOWABLE USE IN RESIDENTIAL DISTRICT ONE FAMILY DWELLING (OK)
3. ALLOWABLE USE IN MULTIPLE HOUSING DISTRICT NA
4. ALLOWABLE USE IN COMMERCIAL DISTRICT NA
5. HEIGHT OF BUILDINGS EXISTING +/-
6. * YARD REQUIREMENTS 15 ft from property line. Requesting variance ~~For 4 ft from the property line where~~ FRONT = 175' +/- (EXISTING) REAR = 75' +/- (EXISTING) SIDE = 4.3' (FENCE) *
7. BUILDING COVERAGE EXISTING (OK)
8. PORCHES, DECKS AND CARPORTS INCLUDED
9. FENCES AND WALLS 6' HIGH @ LESS THAN 15' SETBACK
10. BUILDING FLOOR AREA EXISTING
11. OTHER NA

If you wish to appeal this decision, or want to seek a variance to allow the proposed project as submitted in the application, you may request such appeal/variance be considered by the Zoning Board of Appeals (ZBA).

REQUEST FOR APPEAL/VARIANCE

X I, Christiana Goldman (owner or agent), hereby request the ZBA to consider the application as denied above.

Signed by: [signature] date: 12/20/2025 fee: $150 receipt no. 94498